

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: PEORIA HOUSING AUTHORITY

PHA Number: IL003

PHA Fiscal Year Beginning: (mm/yyyy) 01/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices

Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)

The Peoria Housing Authority is committed to providing affordable housing opportunities for all of the citizens living in an area generally known as "Central Illinois." In addition, through the development of strong partnerships with current residents and appropriate community agencies, the Peoria Housing Authority seeks to develop new programs (housing, social and educational) to enhance the quality of life for residents, thereby offering numerous opportunities for self-sufficiency.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
- Objectives:
- | | | |
|-------------------------------------|--|-------------------------|
| <input checked="" type="checkbox"/> | Apply for additional rental vouchers: <i>Special use only with elderly & DCFS related</i> | <i>1,000</i> |
| <input checked="" type="checkbox"/> | Reduce public housing vacancies: | <i>285</i> |
| <input checked="" type="checkbox"/> | Leverage private or other public funds to create additional housing opportunities: | <i>2,000,000</i> |
| <input checked="" type="checkbox"/> | Acquire or build units or developments | <i>100</i> |
| <input checked="" type="checkbox"/> | Other (list below) <i>(Achieve and sustain occupancy rate of 90%)</i> | |

- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score) **90%**
 - ☒ Improve voucher management: (SEMAP score) **90%**
 - ☒ Increase customer satisfaction: **50% over baseline**
 - ☒ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - ☒ Renovate or modernize public housing units:
With or without HOPE VI - 300
 - ☒ Demolish or dispose of obsolete public housing:
With or without HOPE VI, numbers will be different - 200
 - ☐ Provide replacement public housing:
 - ☒ Provide replacement vouchers: **200**
 - ☐ Other: (list below)

- ☒ PHA Goal: Increase assisted housing choices
Objectives:
- ☒ Provide voucher mobility counseling:
 - ☐ Conduct outreach efforts to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☐ Implement voucher homeownership program:
 - ☒ Implement public housing or other homeownership programs:

Public Housing or Peoria Opportunities (501(c)3

- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☒ Other: (list below)

1. ***Sell remaining Turnkey III homeownership Program Houses;***
2. ***Incorporate the Peoria Homeownership Program (PHOP) into Section 8 Family Self-Sufficiency Program; and***
3. ***10% increase per year in the number of qualified persons with individual growth plans.***

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
Objectives:
- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☒ Other: (list below)

1. ***Enhance the image of Public Housing in our community***
2. ***PHA leadership will speak to at least 12 civic, religious or other groups per year to explain how important we are to the community.***

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:

Work with media to ensure that there are at least 12 positive stories per year in the local media about PHA on one of it's residents.

- ☐ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2002
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Peoria Housing Authority is committed to providing affordable housing opportunities for all of the citizens living in an area generally known as "Central Illinois." In addition, through the development of strong partnerships with current residents and appropriate community agencies, the Peoria Housing Authority seeks to develop new programs (housing, social and educational) to enhance the quality of life for residents, thereby offering numerous opportunities for self-sufficiency.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments selecting all that apply provides. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration
- ☒ FY 2002 Capital Fund Program Annual Statement
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☒ PHA Management Organizational Chart
- ☐ FY 2000 Capital Fund Program 5 Year Action Plan
- ☒ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☒ Other (List below, providing each attachment name)

CFP 50102 Annual Statement -(IL003A01.xls)
 RHF 50102 Annual Statement - (IL003B01.xls)
 CFP 50101 P & E Report - (IL003C01.xls)
 RHF 50101 P & E Report - (IL003D01.xls)
 CFP 50100 P & E Report - (IL003E01.xls)
 RHF 50100 P & E Report - (IL003F01.xls)
 CGP 708 P & E Report - (IL003G01.xls)
 CGP 707 P & E Report - (IL003H01.xls)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Assignment Plan [TSAP]	Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans) <i>Sterling Towers East/West</i>	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan <i>Peoria Opportunities, Inc.</i>	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☐ Consolidated Plan of the Jurisdiction/s
Indicate year:
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing <i>As of June 30, 2001</i>			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	330		
Extremely low income <=30% AMI	320	96.97%	
Very low income (>30% but <=50% AMI)	10	3.03%	
Low income (>50% but <80% AMI)	0	0	
Families with children	111	33.63%	
Elderly families	3	.91%	
Families with Disabilities	50	15.62%	
Race/ethnicity	White – 53	16.06%	
Race/ethnicity	Black – 274	83.03%	
Race/ethnicity	Other - 3	0.91%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	217	64.76%	
2 BR	62	18.79%	
3 BR	39	11.82	

Housing Needs of Families on the Waiting List			
4 BR	9	2.72%	
5 BR	3	.91%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <i>As of 7/24/01</i> <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1019		
Extremely low income <=30% AMI	622	61%	
Very low income (>30% but <=50% AMI)	346	34%	
Low income (>50% but <80% AMI)	51	5%	
Families with children	737	72%	
Elderly families			
Families with Disabilities			
Race/ethnicity	White – 179	18%	
Race/ethnicity	Black – 840	82%	
Race/ethnicity	Other –		
Race/ethnicity			
Characteristics by			

Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 2 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Possible management of expiring project –based contracts with private owners.

- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☒ Other: (list below)

Recognize QHWR requirements – 75% of new admissions must be comprised of families whose incomes do not exceed 30% of the AMI.

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities

Agreement with Center for Independent Living

- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	4,732,493	
b) Public Housing Capital Fund	3,223,962	
c) HOPE VI Revitalization	5,091,686	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	8,918,608	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self- Sufficiency Grants	500,000	
h) Community Development Block Grant		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
i) HOME		
Other Federal Grants (list below)		
Replacement Housing	823,968	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 501-2000	3,223,962	
CFP 501-2001	3,223,962	
3. Public Housing Dwelling Rental Income	1,605,300	
4. Other income (list below)		
INTEREST INCOME	154,000	
OTHER INCOME	150,000	
4. Non-federal sources (list below)		
IL VIOLENCE PREVENTION GRANT	35,000	
IL FAMILY LITERACY GRANT	35,000	
MICS. GRANTS	7,500	
Total resources		

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☐ When families are within a certain number of being offered a unit: (state number)

☒ When families are within a certain time of being offered a unit: (state time)

90 days

☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☒ Other (describe)

Credit Check

- c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists (***RiverWest***)
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development site management office
- ☒ Other (list below)

RiverWest

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

1 List

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists?

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists? **Two lists**

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☒ PHA main administrative office
☐ All PHA development management offices
☒ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
☐ Two
☒ Three or More

- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

- b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
☐ Overhoused
☐ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work) **To meet income-targeting requirements.**
☐ Resident choice: **(state circumstances below)**

☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (~~Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition~~)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- 1 ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- 1 ☒ Those enrolled currently in educational, training, or upward mobility programs
- 1 ☒ Households that contribute to meeting income goals (broad range of incomes)
- 1 ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

- 1 ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- 1 ☒ Those enrolled currently in educational, training, or upward mobility programs
- 1 ☒ Households that contribute to meeting income goals (broad range of incomes)
- 1 ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☒ Other source (list) ***Orientation Video***

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

- b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows: **Harrison Homes, Pennsylvania Terrace, and Scattered Sites 009, 010 & 012**

Deconcentration Policy for Covered Developments:

Even though these sites qualify for the establishment of a Deconcentration, the Peoria Housing Authority does not feel the need to develop a Deconcentration Policy at the these three (3) developments for the following reasons.

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)((iv)]	Deconcentration policy (if no explanation [see step 5 at §903.2(c)(1)((v))]
Harrison Homes	391	The PHA is applying for a HOPE VI Grant to demolish and revitalize it. If the grant is not awarded,, part f the site will be demolished and those units that are left will be subject to a Deconcentration Policy	See attached excerpt from the ACOP Section 12.0, Item 12.3 Deconcentration & Income Mixing Policy.
Pennsylvania Terrace	95	Until recently this site was designated Elderly Only and would have been exempt. The PHA has currently submitted a Disposition Plan for the sale of this site.	
Scattered Sites 009	30	The sizes, location and/or configuration already promotes Deconcentration	
Scattered Sites 010	30		
Scattered Sites 012	28		

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☐ Criminal or drug-related activity
- ☒ Other (describe below)
- Eviction History and damage to rental unit.***

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance?(select all that apply)
- ☒ PHA main administrative office
- ☐ Other (list below)

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

We will be revising the Section 8 Administrative Plan to set a 6-month maximum on initial search time with 60-day extensions being granted because of severe medical and to HOPE VI applicants.

Medical emergencies that delay or prevent search of physical accommodations or proof that the participant has actively been searching.

(4) Admissions Preferences

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- 1 ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- 1 ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- 1 ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and

so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- 1 ☒ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
1 ☒ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
1 ☒ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one) **not applicable**

- ☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☒ The PHA applies preferences within income tiers
☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained?

(select all that apply)

- ☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☒ Other (list below)

Newspapers, newsletters and meetings with various agencies.

- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
☒ Other (list below)

Newspapers, newsletters and meetings with various agencies.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

12.03 MINIMUM RENT

The PHA has set the minimum rent at \$25.00. However, if the family requests a hardship exemption, the PHA will immediately suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

A. A hardship exists in the following circumstances:

- 1. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program;***
- 2. When the family would be evicted as a result of the imposition of minimum rent requirement;***
- 3. When the income of the family has decreased because of changed circumstances, including loss of employment;***
- 4. When the family has increase in expenses because of changed circumstance, for medical costs, childcare, transportation, education, or similar items;***
- 5. When a death has occurred in the family.***

B. No hardship. If the Housing Authority determines that there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.

C. Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with the Section 19 of this policy for any rent not paid during the period of

suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period.

D. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.

E. Appeals. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☒ For the earned income of a previously unemployed household member

☒ For increases in earned income

☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

☒ For household heads

☐ For other family members

☐ For transportation expenses

☒ For the non-reimbursed medical expenses of non-disabled or non-elderly families

☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☒ Yes for all developments

☐ Yes but only for some developments

☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☒ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☒ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☒ Other (list below)

Average Month Operating Expense Total
Average Month Amount (TAMA)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☒ Other (list below)

Anytime a change in family composition occurs.

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☒ Survey of similar unassisted units in the neighborhood
☒ Other (list/describe below)

RENT COMPARABILITY STUDY

SCOPE OF WORK SERVICES

PURPOSE: To estimate market rental rates for each type of unit in the property by comparison with unassisted units in the same market area that are similar to the property as to the property as to neighborhood (including risk of crime), type of location, access, street appeal, age, property size, apartment mix, physical configuration, property and unit amenities, utilities, and other relevant characteristics; by adjusting for differences between the subject and the comparable.

INSTRUCTION: The appraiser will use Form HUD-92273, (3/95), Estimates of Market Rent by Comparison, to develop the market rents following the instructions found below. Each Form HUD-92273 must be signed and dated by the appraiser preparing the form and must also include his/her state license number. The 92273 should include attachments supporting the conclusion. (i.e. pictures, names, and phone numbers of contracts of comparable along with detailed addresses.)

A separate form must be completed for each Public Housing unit type (i.e. 1 BR, 2 BR, etc.) and should contain a minimum of five unassisted comparable properties, unless there is a shortage of good comparables in which case a minimum of three is recommended.

Form HUD-92273 will provide the appraiser with a convenient and systematic means of analyzing Comparable Rental Units, measuring any difference, and arriving at estimates of market rents by comparison for the subject unit. Each of the items listed in the first column under "Characteristics" tends to affect the rents typical tenants in the subject's competitive area would pay. However, not all of the listed characteristics will always have an appreciable effect all of the time. Local market conditions will dictate if, when, and how much of an effect any given item might exert. The appraiser shall reflect this effect, if any, in the analysis.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

- The family has lost eligibility for or is awaiting an eligibility determination for a Federal State, or local assistance program including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.
- The Family would be evicted as a result of the imposition of the minimum rent requirement;
- The income of the family has decreased because of changed circumstances, including loss of employment;
- A death in the family has occurred; and
- Other situations as may be determined by the agency.

(Adopted July 1999)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
- ☒ A brief description of the management structure and organization of the PHA follows:

I. THE EXECUTIVE DIVISION

The Executive Division directs, administers, and coordinates the overall policy and guidelines established by the Board of Commissioners. It enhances the Peoria Housing Authority's image and plans various programs and services. It also coordinates the operation of the Peoria Housing Authority directs fiscal management program, and monitors expenditures.

The Executive Division is also responsible for budget recommendation expenditure approvals and sign contracts for the Agency. It maintains an effective working relationship with the Board of Commissioners, Mayor, HUD, and other outside agencies while insuring the activities of the Peoria Housing Authority are in compliance with HUD standards.

II. FACILITIES MANAGEMENT DIVISION

The Facilities Management Division plans, organizes, implements and directs programs for PHA maintenance and modernization departments. It monitors housing inventory and departmental needs, and performs short-term and long-term planning to accomplish the provision of decent, safe and sanitary housing for Housing Authority residents. Ensures that all work performed is in compliance with federal, state, and local regulations.

III. HOUSING MANAGEMENT DIVISION

The Housing Management Department is responsible for directing the management of Public Housing, Application and Occupancy functions, and Resident and Community Services of the Housing Authority. It is accountable for department-related PHAS scores, develops, and implements departmental policies and procedures.

The department continually monitors resident and departmental needs, and performs short-term and long-term planning to accomplish the provision of decent, safe and sanitary housing for Housing Authority residents.

IV. FINANCE DIVISION

The Finance Division plans, organizes, and directs all financial and accounting functions. It oversees the compilation of data for annual operating budget and annual capital budget while assisting department heads in budget preparation. The Finance Division also coordinates all insurance coverage's including proposing insurance policies and carriers and processing insurance claims. In addition, the Finance Division consults with auditors, CPA's, and HUD officials. The division procedures, provide data and documents, and resolve questions and recommendations.

In addition, the division provides information, reports, and advice to Board of Commissioners and department heads, including recommendations on all matters relating to finance and accounting.

V. THE SECTION 8 DIVISION

The Section 8 Department provides housing for low-income families; ensures compliance with HUD, Peoria Housing Authority procedures and local guidelines. Exercises administrative oversight of the Section 8 Certificate, Voucher, Mod Rehab and Homeless programs.

It is responsible for the issuance of Certificates/Vouchers/Mod Rehab of family participation in order to maximize occupancy while maintaining each program within the approved budgetary amounts. The Department develops and implements Section 8 procedures that are consistent with HUD regulations and PHA policies and initiates strategies for addressing any barriers to increasing leasing activities. Some other specific responsibilities include:

- *Responsible for providing and/or coordinating on the job training for new and existing staff within the department;*
- *Responsible for developing and monitoring Section 8 program budgets and revisions; and*
- *Responsible for maintaining an open line of communication with neighborhood associations and other community organizations.*

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1395	
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	1443	Provides Additional Security

Other Federal Programs(list individually)		

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers	1544	200
Section 8 Certificates	Project Based 108	
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	Maintaining vouchers for the disabled 100	10
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- Admissions & Occupancy Policy
- Ceiling Rent Policy
- Truancy Policy
- Trespass Policy
- Parking Policy
- Grievance Policy
- Rent Collection Policy

- Capitalization Policy
- Disposition Policy
- Investment Policy
- Maintenance Policy (including pest control)
- Personnel Policy
- Procurement Policy
- Travel Policy

(2) Section 8 Management: (list below)

- Grievance Policy
- Section 8 Administrative Policy
- Capitalization Policy
- Disposition Policy
- Investment Policy
- Personnel Policy
- Procurement Policy
- Travel Policy

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☒ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures

for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or- ***Capital Fund Program 501-02 File name IL003A01.xls***
RHP 501-02 – IL003B01.xls

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☐ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☐ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (NonCapital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☒ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

Colonel John Warner Homes

2. Development (project) number:

IL003-1R

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☒ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Harrison Homes – 3-2, 3-2A and 3-3 (If not successful in receiving grant in 2001)

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

***Colonel John Warner Homes
Harrison Homes if HOPE VI is awarded in 2001***

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

Subject to approval of 2001 Application of HOPE VI potential leveraging of replacement housing funds.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: <i>Harrison Homes</i>
1b. Development (project) number: <i>IL006P003-002, 003-002A, 003-003 (3-2, 3-2A & 3-3</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(06/22/01)</u>

5. Number of units affected: 761
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 3/2002 b. Projected end date of activity: 7/2002

Demolition/Disposition Activity Description
1a. Development name: Pennsylvania Terrace 1b. Development (project) number: IL06P003-005
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (07/25/01)
5. Number of units affected: 101 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: PROJECTED 9/2001 b. Projected end date of activity: 12/2001

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description ***Harrison Homes and Sterling Towers East/West***

☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: <i>Sterling Towers East</i>
1b. Development (project) number: <i>IL06P003005</i>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>08/21/98</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <i>101</i>
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: <i>Sterling Towers West</i>
1b. Development (project) number: <i>IL06P003007</i>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>8/21/98</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <i>95</i>
7. Coverage of action (select one) <input type="checkbox"/> Part of the development

☒ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means

other than conversion (select one)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If

“yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: PEORIA HOMEOWNERSHIP PROGRAM
1b. Development (project) number: N/A
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application Scattered Sites
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(9/01/02)</u>
5. Number of units affected: 5
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Peoria Homeownership Program (Turnkey)
1b. Development (project) number: N/A
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(PLAN APPROVED IN 1974, TURNKEY III UNITS BUILT JANUARY 10, 1976)</u>
6. Number of units affected: 15
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development Working with Each Family <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: *Section 8 Housing Voucher Homeownership Assistance Program*

a. Size of Program *Maximum of five per year*

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☒ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA established eligibility criteria

- ☒ Yes ☐ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

Participate in Family Self Sufficiency Program – minimum escrow

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 -Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☐ Yes ☒ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? **12/31/02 (tentative)**
Meetings have been held in 2001

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies

Quality Housing and Work Responsibility Act Amendment to the Section 8 Administrative Plan

Amendment 14 – FAMILY SELF-SUFFICIENCY PROGRAM – (no reference in the current Section 8 Administrative Plan). We recommend the following language.

There is no longer an FSS requirement with the receipt of new housing assistance. Instead, the program becomes a voluntary program for new assistance participants. Nevertheless, existing obligations to FSS participants must be honored subject only to the families a PHA is required to have in the FSS program shall be decreased by one for every family that fulfills its contractual obligations after the passage of this Act. This provision will allow a PHAS to eventually phase out a federally mandated program and replace it with one it thinks is best for its community. It is established through its agency plan. For now, contrary to previous drafts of the bill, PHA's will be continuing their federally mandated FSS programs supplemented by locally designed programs. Thus PHA's will have the opportunity to run multiple self-sufficiency programs until enough people have "graduated" from the FSS Program to allow the PHA to drop it.

The Peoria Housing Authority will continue to operate and expand its FSS Program. The Peoria Housing Authority will revise its current FSS Action Plan, which will outline the policies goals and operation of the FSS Programs. A Program coordinating

committee (PCC) will serve in a advisory capacity with the FSS Program and will play a key role to tapping into community resources.

Adopted by the PHA Board of Commissioners July 1999

- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Karate	30-35	Random/Wait List	PHA Wide	Public Housing
Alcohol/Drug Awareness	Varies		PHA Wide	Public Housing
Excellence In Education/School Liaison	Varies Approx. 40-45	Random/Wait List	PHA Wide	Public Housing
Resident Program Aides	4-6		PHAWide	Public Housing
Senior Services	Approx. 250	Random/Wait List	PHA Wide	Public Housing
Summer Food Service Program (meals \$25,000)	Varies 135	Random/Wait List	City of Peoria Wide	Both
Taft Homes Child Development Center	Varies 30 per	Random/Wait List	PHA Wide	Both

	month			
Housekeeping/Budgeting Classes	Varies 10	Random	PHA Wide	Public Housing
Case Management	Varies	Random	PHA Wide	Public Housing
Resident Council Formation	Varies	Random	PHA Wide	Public Housing
PHA Day Approximately	Varies 300	Random	City of Peoria Wide	Both
Kwanzaa Approximately	Varies 175	Random	City of Peoria Wide	Both
Youth Sports Activities	Varies	Random	PHA Wide	Public Housing
In-kind Services and Programs				
City of Peoria	Varies	Random	City Wide	Both
Cooperative Extension	Varies	Random	PHA Wide	Public Housing
Illinois Central College	Varies	Random	PHA Wide	Public Housing
Peoria Board of Education District 150	Varies	Random	City Wide	Both
Peoria Park District	Varies	Random	PHA Wide	Both
Peoria YMCA	Varies	Random	City Wide	Both
Boys & Girls Club	Varies	Random	City Wide	Both
Resident Services Center	Varies	Random	PHA Wide	Public Housing
Tri-County Urban League	Varies	Random	PHA Wide	Public Housing
Carver Community Center	Varies	Random	PHA Wide	Public Housing
Friendship House	Varies	Random	PHA Wide	Public Housing
Neighborhood House	Varies	Random	PHA Wide	Public Housing
Human Service Center	Varies	Random	PHA Wide	Public Housing
Senior Network	Varies	Random	PHA Wide	Public Housing
American Red Cross	Varies	Random	PHA Wide	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: 06/30/01)
Public Housing	35	0
Section 8	61	70

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? ***Not applicable.***
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
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13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☒ Other (describe below) ***Youth Violence Prevention-Illinois Violence Prevention Authority***

3. Which developments are most affected? (list below)

Taft Homes
Harrison Homes

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below) ***Youth Violence Prevention – Illinois Violence Prevention Authority***

2. Which developments are most affected? (list below)

Taft Homes
Harrison Homes

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☒ Other activities (list below)

PHA's Security Force works cooperatively with the Peoria Police Department

2. Which developments are most affected? (list below)

Taft Homes

Harrison Homes

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
 - ☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY **2002** in this PHA Plan?
 - ☒ Yes ☐ No: **This PHDEP Plan is an Attachment. (Attachment Filename: ____)**
- Public Housing Drug Elimination Program (IL003I02)***
Attached.

1. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Peoria Housing Authority Pet Policy

22.0 PET POLICY AND POLICY ON ASSISTIVE ANIMALS FOR PERSONS WITH DISABILITIES

22.1 INTRODUCTION

This Pet and Assistive Animal Policy is divided into three (3) parts. Pet Policy – Family, Pet Policy – Elderly and Assistive Animals for the Disabled.

The Quality Housing and Work Responsibility Act of 1998 (QWHRA) added a new Section 31 to the United States Housing Act of 1937. Section 31 established Pet ownership requirements for occupants of public housing other than for residents who are elderly or assistive animals for the disabled. Section 31 was implemented by HUD by new subpart G to 24 CFR 960.

Section 227 of the Housing Rural Recovery Act of 1983 (12 USC 1701r-1) covers ownership requirements for elderly and use of assistive animals for persons with disabilities.

This policy will also apply to the Peoria Housing Ownership Program

22.2 PET POLICY – FAMILY

This section establishes the policy governing the keeping of common household pets by non-elderly residents of all developments owned and operated by the PHA. This section includes pets of persons with disabilities when the pets are not assistive animals as defined below.

22.3 EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities.

22.4 PETS IN PUBLIC HOUSING

The PHA allows for pet ownership in its developments with the **prior** written approval of the PHA. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for this right, the resident assumes full responsibility and liability for the pet and agrees to hold the PHA harmless from any claims caused by an action or inaction of the pet.

22.5 APPROVAL

Residents must have the prior written approval of the PHA before moving a pet into their unit. Residents must request approval on the PHA's Pet registration form(s). All adult members of the household must sign the PHA's pet lease amendment that must be fully completed before the PHA will approve the request. Every dog and cat must be registered with the PHA upon admission and thereafter annually on the residents lease expiration and re-certification date. Property Specialists may photograph each pet at the time of admittance and the photo will remain on file.

22.6 TYPES AND NUMBER OF PETS

Common household pets shall be defined as follows:

The PHA will allow only common household pets. This means only domesticated animals such as a dog, cat, bird, rodent (including a rabbit), fish in aquariums or a turtle will be allowed in units. Common household pets do not include reptiles (except turtles). Only one pet per unit will be allowed. This definition also does not include animals that are used to assist persons with disabilities.

If the pet is a dog or cat, it must be neutered/spayed by the age of six (6) months, and cats must be de-clawed by the age of three (3) months. The evidence can be provided by a statement/bill from a veterinarian and/or staff of the humane society. The evidence must be provided prior to the execution of the pet lease amendment and/or within 10 days of the pet becoming of the age to be neutered/spayed or de-clawed. The Resident must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Resident shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. In addition, the weight of a cat cannot exceed 10 pounds (fully grown) and a dog may not exceed 20 pounds in weight (fully grown). All other four-legged animals are limited to 10 pounds (fully grown).

If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.

If the pet is a fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The Resident is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.

All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside, it must be taken outside on a leash no longer than six feet in length and kept off other Resident's lawns. (No outdoor cages may be constructed.) In addition, all pets must wear collars with identification at all times. Pets without a collar will be picked-up immediately and transported to the Humane Society or other appropriate facility.

All authorized pets must be under the control of an adult. An unleashed pet, or one tied to a fixed object, is not considered to be under the control of an adult. All dogs must wear a tag bearing the resident's name and phone number and the date of the latest rabies inoculation.

Pets that are unleashed, or leashed and unattended, on PHA property may be impounded and taken to the local Humane society. It shall be the responsibility of the Resident to reclaim the pet at the expense of the Resident. Also, if a member of the PHA staff has to take a pet to the Humane Society the Resident will be charged \$50 to cover the expense of taking the pet(s) to the Humane Society.

Any pet that exceeds the weight limit at any time will not be an eligible pet and must be removed from the PHA property.

Prohibited Animals: Animals or breeds of animals that are considered by the PHA to be vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, rottweiler, Doberman pinscher, pit bull dog, and/or any animal that displays vicious behavior. This determination will be made by a PHA representative prior to the execution of this lease amendment.

Pets shall not disturb, interfere with or diminish the peaceful enjoyment of other residents. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities. This includes any pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The Property Specialist will terminate the pet authorization if a pet disturbs other residents under this section of the lease amendment. The resident will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.

If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other persons, or create a problem in the area of

cleanliness and sanitation, the Property Specialist will notify the resident, in writing, that the animal must be removed from the Public Housing Development, within 10 days of the date of the notice from the HA. The resident may request a hearing, which will be handled according to the HA's established grievance procedure. The pet may remain with the resident during the hearing process unless the HA has determined that the pet may be a danger or threat to the safety and security of other persons. If this determination has been made by the HA, the pet must be immediately removed from the unit upon receipt of the notice from the HA.

The entire administrative fee and deposit (subject to the exception listed below) must be paid prior to the execution of the lease amendment. No pet shall be allowed in the unit prior to the completion of the terms of this pet policy. It shall be a serious violation of the lease for any resident to have a pet without proper approval and without having complied with the terms of this policy. Any violation of this policy could result in the removal of the animal from the property.

22.7 INOCULATIONS

Residents must provide at the time of registration proof of dog or cat license and proof that the pet has been inoculated against rabies, distemper, heartworm, parvo, and other conditions prescribed by state and/or local ordinances. The Resident must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. All pets must be registered with the Peoria County Welfare Rabies Registration Office at 2600 NE Perry, Peoria, Illinois or at any participating veterinarian office where the shots would be administered. The applicant shall acknowledge and agree that PHA has the right to refer cases of pet abuse or abandonment to the appropriate Humane Society or other agency and the PHA and its representatives will remain harmless for such referral. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the PHA to attest to the inoculations.

22.8 PET SECURITY DEPOSIT AND ADMINISTRATIVE FEE

A Pet Security Deposit is required at the time of registering a pet. It must be paid prior to the execution of the pet lease amendment.

The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear. (See Security Deposit and Fee schedule below) The deposit shall be maintained in a separate account as provided for by state law and HUD regulations for the maintenance of security deposits. The amount of pet deposits is established to reflect the potential cost of replacing carpet and other furnishings as a result of pet odors, stains and damage. This also reflects the average pet deposit required by apartment complexes in the market area that permit pet ownership.

An Administrative fee per pet will be assessed on an annual basis. (See Security Deposit and Fee schedule below)

Security Deposit and Administrative Fee schedule

PET	ADMINISTRATIVE FEE	SECURITY DEPOSIT
Dogs	\$150.00	\$250.00
Cats	100.00	150.00
Turtles/Iguanas	25.00	25.00
Birds	100.00	150.00
Fish	\$50.00	\$100.00

22.9 FINANCIAL OBLIGATION OF RESIDENTS

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the PHA reserves the right to treat for the infestation and charge the resident.

The pet owner shall be strictly liable for the entire amount of any injury to the person or property of other residents, staff or visitors of the development caused by their pet. Pet owners must sign the PHA's Hold Harmless Agreement prior to the pet entering the apartment. Pet owners are encouraged to obtain liability insurance. Pet liability insurance can be obtained through most insurance agents or companies. It can also be included in renter's insurance policy.

22.10 NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas. No houses for pets are to be built on out-side property or grounds.

Repeated substantiated complaints by neighbors or PHA personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet or risk lease termination.

22.11 DESIGNATION OF PET AREAS

Pets will be allowed only in the designated pet exercise areas on the grounds of the property if the PHA designates a pet area for the particular site. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

With the exception of assistive animals, no pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, lobby, beauty shop, hallways or office in any of our sites.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats, or other pets, those pets may be barred from certain wings (or floors) in our development(s)/(building(s)).

22.12 MISCELLANEOUS RULES

Pets may not be left unattended in a dwelling unit for over 12 hours. If the pet is left unattended and no arrangements have been made for its care, PHA will have the right to enter the premises, remove the pet, and transfer the pet to the Human Society. Any expense to remove or reclaim the pet from any facility will be at the responsibility of the resident. In case of an emergency the PHA will work with the resident to make accommodations for the pet.

Pet bedding shall not be washed in any common laundry facilities.

Residents must take appropriate action to protect their pets from fleas and ticks. Pet owners may be required to provide written proof that a flea control program acceptable to management will be maintained for a fur-bearing pet. Thereafter, the owner of the fur-bearing pet shall file at intervals, determined by management, proof that the pet and/or the apartment are being sprayed for fleas.

Pets cannot be kept, bred or used for any commercial purpose.

The resident is solely responsible for cleaning up the waste of the pet within the dwelling and on the premises of the public housing development. All animal waste shall be picked up immediately by the pet owner, disposed of in a plastic bag and placed in the trash bin. Any unit occupied by a pet will be fumigated at the time the unit is vacated at the resident's expense. The pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times. If the PHA is required to clean any waste left by a pet, the resident will be assessed the PHA's actual costs for the removal of the waste.

The resident shall have pets restrained so that maintenance can be performed in the unit. The resident shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Resident shall be charged a fee of \$25. If this same situation again occurs, the pet shall be removed from the premises. Pets that are

not caged or properly restrained may be impounded by animal control officers or by HA staff and taken to the local Humane Society. It shall be the responsibility of the Resident to reclaim the pet at the expense of the resident.

The PHA shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord.

If a pet causes harm to any person, the pet's owner shall be required to permanently remove the pet from the PHA's property within 24 hours of written notice from the PHA. The pet owner may also be subject to termination of his/her dwelling lease.

The PHA may, after reasonable notice to the resident, during reasonable hours, enter and inspect the premises to ensure compliance or investigate complaints of violations of the PHA's pet policy in addition to the other permitted PHA inspections.

Pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

The pet owner will be required to designate one (1) responsible party for the care of the pet should the health or safety of the pet be threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

A pet owner who violated any other conditions of this policy may be required to remove his/her pet from the development within 10 days of written notice from the PHA. The pet owner may also be subject to termination of his/her dwelling lease.

It shall be a serious violation of the lease for any resident to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a violation of the dwelling lease (a serious violation) and the HA will issue a termination notice.

22.13 VISITING PETS

Visitors cannot bring in pets unless it is for support used to assist persons with disabilities, e.g. service dog.

22.14 REMOVAL OF PETS

The PHA, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, the PHA has permission to call the emergency caregiver designated by the resident or the or the local animal control Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.

22.16 IDENTIFICATION

The PHA may require photographs of pets for the its records. In addition, the PHA may require stickers to be placed on apartment exterior doors alerting management staff, security personnel and others that a resident has a legally registered pet residing within the apartment.

22.17 GRIEVANCE

Notices of violations of the Pet Policy shall be made in writing to the Resident and any grievance of any notice of violation of this policy maybe grieved in accordance the PHA's grievance policy.

22.01 PET POLICY – ELDERLY

22.14 PET POLICY

The objective of this subsection is to set forth the PHA's policy governing the keeping of common household pets by elderly Residents of all developments owned and operated by the PHA as required by Section 227 of the Housing and Urban-Rural Recovery Act of 1983 (42 USC 1701r-1) and the regulations at 24 CFR 5.300-380.

22.15 SCOPE

This policy is applicable to all elderly households in all developments of the PHA. This policy does not apply to Assistive Animals for persons with disabilities.

The PHA allows for pet ownership in its developments for elderly residents with the **prior** written approval of the PHA. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for this right, the resident assumes full responsibility and liability for the pet and agrees to hold the PHA harmless from any claims caused by an action or inaction of the pet.

It is the policy of the PHA that Pet Rules be developed which ensure that the PHA can (a) continue to provide decent, safe, sanitary housing and maintain its physical plant in good condition, and (b) protect the PHA's legitimate interests without imposing onerous burdens, financial or otherwise in eligible elderly pet owners.

22.16 NOTICE TO ELDERLY RESIDENTS

The PHA shall provide to each elderly applicant for residency when the resident is offered a dwelling unit that:

1. Elderly Residents are permitted to own and keep common household pets in their dwelling units in accordance with the PHA pet rules and policies,
2. Animals that are used to assist persons with disabilities are excluded from compliance with the PHA's elderly pet policy, and
3. Residents may at any time request a copy of the current pet policy and rules.

22.21 DEFINITIONS

Elderly Households: An Elderly Household is one in which the head of the household, spouse, or sole member is 62 years or older, or disabled. An Elderly Household would also include two unrelated persons of the above categories living together, or one such person living with a person necessary for his/her well being (a live-in-attendant).

Elderly Development: An elderly development is one in which a preference is given in the Resident selection process to Elderly Household for all the units.

Common household pets shall be defined as follows:

PHA will allow only common household pets. This means only domesticated animals such as a dog, cat, bird, rodent (including a rabbit), fish in aquariums or a turtle will be allowed in units. Common household pets do not include reptiles (except turtles). Only one pet per unit will be allowed. This definition also does not include animals that are used to assist persons with disabilities.

If the pet is a dog or cat, it must be neutered/spayed by the age of six (6) months, and cats must be de-clawed by the age of three (3) months. The evidence can be provided by a statement/bill from a veterinarian and/or staff of the humane society. The evidence must be provided prior to the execution of the pet lease amendment and/or within 10 days of the pet becoming of the age to be neutered/spayed or de-clawed. The Resident must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Resident shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. In addition, the weight of a cat cannot exceed 10 pounds (fully grown) and a dog may not exceed 20 pounds in weight (fully grown). All other four-legged animals are limited to 10 pounds (fully grown).

If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.

If the pet is a fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The Resident is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.

22.22 APPLICATION

Elderly Residents must have the prior written approval of the PHA before moving a pet into their unit. A request for approval of a pet must be made on the PHA's Pet registration form(s). Applications for Pet Permits must be filed with the Project Specialist. All adult members of the household must sign the PHA's pet lease amendment that must be fully completed before the PHA will approve the request. Every dog and cat must be registered with the PHA upon admission and thereafter annually on the residents lease expiration and re-certification date. Property Specialists may photograph each pet at the time of admittance and the photo will remain on file.. All conditions of the Pet Rules must be satisfactory met before a pet permit is issued.

22.23 SECURITY DEPOSIT

Applicants must meet the following conditions to obtain approval from the PHA for a Pet Registration.

Prior to issuance of a PHA Pet Registration a security deposit of up to \$150.00 per dog, or cat and \$25 per bird (limit two) must be paid but in no event shall the security deposit be greater than the resident's monthly rent.

Resident agrees to pay the amount named in these Pet Rules as a security deposit to be used by management towards reimbursement of the cost of repairing damages to premises, buildings, facilities or common areas beyond normal wear and tear caused by Pets and for the cost of animal care facilities for the protection of the pet as provided for in this policy. Any unused portion of the pet security deposit shall be returned to the Resident upon termination of the lease or if the Resident ceases to have a pet in the Residence.

The fee must be paid in full before a pet is allowed on the premises.

A certificate of Municipal Registration/License must be provided to the PHA for a dog or cat.

22.24 PET MANAGEMENT

A. Financial Obligation of Residents

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the PHA reserves the right to exterminate and charge the resident.

Pet owners are encouraged to obtain liability insurance. Pet liability insurance can be obtained through most insurance agent of companies. It can also be included in renter's insurance policy.

Nuisance or Threat to Health or Safety

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas. No houses for pets are for the pet are to be built on out-side property or grounds.

Repeated substantiated complaints by neighbors or PHA personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet or may result in termination of the Lease.

22.25 DESIGNATION OF PET AREAS

Pets will be allowed only in the designated areas on the grounds of the property if the PHA designates a pet area for the particular site. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

With the exception of assistive animals, no pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, lobby, beauty shop, hallways or office in any of our sites.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats, or other pets, those pets may be barred from certain wings (or floors) in our development(s)/(building(s)). This shall be implemented based on demand for this service.

22.26 MISCELLANEOUS RULES

Pets may not be left unattended in a dwelling unit for over 12 hours. If the pet is left unattended and no arrangements have been made for its care, the PHA will have the right to enter the premises, remove the pet, and transfer the pet to the Humane Society. Any expense to remove or reclaim the pet from any facility will be at the responsibility of the resident. In case of any emergency, the HA will work with the resident to allow more than 8 hours for the resident to make accommodations for the pet.

Pet bedding shall not be washed in any common laundry facilities.

Residents must take appropriate action to protect their pets from fleas and ticks. Pet owners shall file written proof that a flea control program acceptable to management will be maintained for a fur-bearing pet. Thereafter, the owner of the fur-bearing pet shall provide to the PHA at intervals, determined by management, proof that the pet and/or the apartment are being sprayed for fleas.

All dogs must wear a tag bearing the resident's name and phone number and the date of the latest rabies inoculation.

Pets cannot be kept, bred or used for any commercial purpose.

The resident is solely responsible for cleaning up the waste of the pet within the dwelling and on the premises of the public housing development. The pet should relieve himself as close to the pet owners apartment as possible. All animal waste shall be picked up immediately by the pet owner, disposed of in a plastic bag and placed in the trash bin. Any unit occupied by a pet will be fumigated at the time the unit is vacated at the resident's expense. The pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times. If the PHA is required to clean any waste left by a pet, the resident will be assessed for the removal of the waste, actual material and labor cost.

The resident shall have pets restrained so that maintenance can be performed in the unit. The resident shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Resident shall be charged a fee of \$25. If this same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained may be impounded by animal control officers or by PHA staff and taken to the local Humane Society. It shall be the responsibility of the Resident to reclaim the pet at the expense of the resident.

The PHA shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord.

The PHA may, after reasonable notice to the resident, during reasonable hours, enter and inspect the premises to investigate possible violations of the pet policy..

Pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets or may be easily frightened or disoriented by animals. Pet owners must exercise courtesy with respect to other residents.

The pet owner will be required to designate one (1) responsible party for the care of the pet should the health or safety of the pet be threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

It shall be a serious violation of the lease for any resident to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a violation of dwelling lease (a serious and material violation) and the HA will issue a termination notice.

22.27 VISITING PETS

Visitors cannot bring in pets unless it is for support used to assist persons with disabilities, e.g. service dog.

22.28 REMOVAL OF PETS

The PHA, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, the PHA has permission to call the emergency caregiver designated by the resident or the local animal control agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.

22.29 IDENTIFICATION

The PHA may require photographs of pets for their files. In addition, the PHA may require stickers to be placed on apartment exterior door alerting management, staff, security personnel and others that a particular resident has a legally registered pet residing with in the apartment.

22.30 NOTICE OF VIOLATION AND GRIEVANCE OF PHA ACTIONS

If the PHA determines after an appropriate investigation that a Resident pet owner has violated this pet policy the PHA shall serve a written notice on the Resident by first class mail or by posting as provided in 24 CFR 5.353.

The written notice must:

1. Contain a brief statement of the factual basis for the determination that the policy has been violated,
2. State that the Resident pet owner has 10 days from the effective date of the notice to correct the violation (including in appropriate circumstances the removal of the pet) or to make a written request for meeting to discuss the violation.
3. The notice must state that the Resident pet owner is entitled to be accompanied by a person of his or her choice at the meeting,

4. State that the pet owner's failure to correct the violation, to request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's Lease, and

After the initial meeting if the Resident is still in disagreement with the PHA's notice of violation the resident may proceed to grieve the PHA's action under the PHA's Grievance Policy.

Pet Rule Violation Meeting. If the Resident Pet owner makes a timely request for a meeting the PHA shall schedule a mutually agreeable time and place for a meeting within 15 days of the effective date of the written notice of the violation (unless the PHA agrees to a later date). At the meeting the PHA and the Resident will discuss the violation and attempt to resolve it. The PHA at its election may provide additional time to the Resident to correct the problem.

If the PHA and the Resident are unable to resolve the pet rule violation or if the PHA determines that the Resident has failed to correct the violation within the time limits allowed the PHA shall serve a written notice on the pet owner in by first class mail or as allowed by 24 CFR 5.353 (or at the meeting if appropriate) requiring the pet owner to remove the pet. The notice must:

1. Contain a brief statement of the factual basis for the determination and the pet rules that have been violated,
2. State that the pet owner must remove the pet within 10 days of the effective date of the service of the notice of pet removal (or the meeting if the notice is served at the meeting); and
3. State that the failure to remove the pet may result in initiation of procedures to terminate the Resident pet owner's tenancy.

The PHA may not initiate procedures to terminate a Resident pet owner's Lease based on a pet rule violation unless:

1. The Resident has failed to remove the pet or correct a pet rule violation within the applicable time period provided to correct the violation, and
2. The pet rule violation is sufficient to begin procedures to terminate the Lease under the terms of the Lease and applicable regulations.

The PHA may initiate procedures to remove a pet at any time if allowed by state or local law.

Pursuant to the PHA's grievance, policy and denial or notice of violation of this policy may be grieved in accordance therewith

22.02 PET POLICY AND ASSISTIVE ANIMALS FOR THE DISABLED

22.31 SCOPE

This policy is applicable to all disabled households in all developments of the PHA and to their keeping of assistive animals. All other pets kept are subject to regulations as outlined under Part II – Pet Policy-Elderly Policy.

22.32 POLICY

The PHA shall not enforce its pet rules that are developed for common household pets against assistive animals.

22.33 DEFINITIONS

Disabled Households: A person is considered to have a qualified disability if they are a person with a physical or mental impairment that substantially limits one or more major life activities; has a record of having such an impairment; or is regarded as having such an impairment.

Assistive Animals: Assistive Animals are animals that assist person(s) with disabilities.. Assistive animals maybe any animal that actually performs tasks or services for the benefit of an individual with a disability, including but not limited to, guiding individuals with impaired vision, alerting individuals with hearing impairments, pulling a wheelchair, retrieving items or providing emotional support to person(s) with mental disabilities.

Disabled households that wish to have a pet other than an assistive animal shall comply with the PHA pet policy rules.

22.34 QUALIFICATIONS FOR ASSISTIVE PETS

The PHA may require that a certification be provided to the PHA certifying:

1. The Resident or a member of the Resident's family is a person with a disability,
2. The animal has been trained to assist persons with that specific disability, and
3. The animal actually assists a person with a disability.

PEORIA HOUSING AUTHORITY

PARKING POLICY

23.0 PARKING POLICY

- 23.01** All Resident vehicles parked on PHA property at Harrison South, Harrison North, Taft, Scattered Sites, Pennsylvania Terrace and Sterling Towers, must properly display on their vehicles a valid PHA parking permit and valid current license plates with current registration stickers on the license plates or valid license applied for certificates.
- 23.2** Residents must register their vehicle(s) with their site management office and obtain a PHA parking permit to park their vehicles on PHA property. The number of permits allowed per family will be determined by the administration for each PHA property or site.
- 23.3** To register for a parking permit, residents must present to the PHA a current vehicle registration form listing the resident as owner or lessee of the vehicle as well as a valid drivers license and proof of insurance issued for the vehicle. The PHA may also require residents to provide other information for registration and issuance of parking permits, if necessary.
- 23.4** Registered vehicles will be issued numbered PHA parking permit stickers. Parking permit stickers issued to residents must be permanently adhered to the registered vehicle for which the parking permit is issued on a location on the vehicle designated by the PHA. Taping or hanging or otherwise not permanently affixing the parking permit stickers is not permitted. The parking permit stickers shall remain the property of the PHA and shall constitute evidence of a license granted by the PHA allowing the resident to park the registered vehicle on PHA property in areas designated for resident parking. Residents may not assign, give away, sell or transfer a parking permit issued to them.
- 23.5** Parking permits will be terminated upon move out, sale of the vehicle, if the PHA determines that the resident has not parked the registered-permitted vehicle on PHA property for more than thirty days, repeated violations of the Parking Policy or upon the execution date of a judgment for eviction of the resident. Upon termination, the parking permit sticker provided for the registered vehicle must be returned to the PHA. If the resident does not return the permit sticker the resident will be charged \$25.00. A resident with a current registration and valid parking permit may, without being required to be placed on a waiting list for a parking permit, obtain a new parking permit sticker for a different vehicle upon surrender of the resident's parking permit for the old vehicle and registration of the new vehicle. The PHA may elect as a part of its administration of this Parking Policy to require annual renewal of vehicle registration and parking permits and utilize

permit stickers with expiration dates.

- 23.6** All lost or stolen stickers must be immediately reported to the site manager. Lost or stolen stickers will be replaced for a charge of \$10.00. The \$10.00 fee may be waived if the resident presents a police report and, if necessary, other evidence requested by the PHA that the permitted vehicle was stolen.
- 23.7** No back-in parking is allowed on PHA property.
- 23.8** Additional parking rules or policies may be established for each site to address parking issues specific to that site. The site-specific rules will be valid and enforceable thirty days after mailed notice to the residents of that site setting forth the site-specific rules. The specific rules for each site must allow for reasonable accommodations as required by the Americans with Disabilities Act. Additional parking classifications can be established as a part of site specific rules such as temporary parking passes, a limited number of visitor passes issued to each resident, limited time duration parking for visitors and residents or other rules designed to meet the needs and circumstances of a specific site or part of a site.
- 23.9** Specified areas may also be identified for visitor parking and light vehicle repair and maintenance at each site. Repair of motor vehicles in areas not designated for vehicle maintenance will not be allowed. Only vehicles with valid parking permits may be worked on in designated vehicle repair areas. Additional rules may be established for working on motor vehicles such as hours, types of permitted repairs and properly disposing of all waste. No oil changes will be allowed on PHA property.
- 23.10** When the PHA elects to begin implementation of the Parking Policy at a specific site, current Residents will have a minimum of thirty days after notice of the implementation of the policy to apply for a parking permit by registering their vehicles. Thereafter the Parking Policy will be enforced after parking permits for the site have been issued.
- 23.11** If parking is limited at a site the site shall create a waiting list with preference given to those residents needing reasonable accommodation as required by the Americans with Disabilities Act. If, at the commencement of the parking policy, requests for parking permits exceed the available number of parking places, the site will notify residents of a cut off date for applications to create an initial pool of eligible residents who have registered for a parking permit. The site will then issue permits based upon a seniority system wherein residents at a site who have applied for a parking permit will be issued parking permits based on their tenure at the site until all available permits have been issued. The initial waiting list will then be established based on tenure at the site for all remaining residents who registered before the cutoff date for the initial registration. Thereafter, the list will be based on a first-come first-serve basis. The administration and the resident counsels may agree on alternative methods for issuing parking permits and

establishing and maintaining a waiting list. The PHA may reserve a certain number of permits for residents transferring or relocating from one site to another and to ensure enough permits for compliance with the Americans with Disabilities Act.

- 23.12** If a resident does not wish to purchase a vehicle until the resident knows that a parking permit will be issued to the resident the resident may register for a parking permit and the PHA may advise the resident that a permit will be issued to the resident within 20 consecutive days if the resident, within that time period, presents evidence of ownership of a vehicle and complies with the other requirements for registration. If the resident does not present the required information to the PHA within the time period the resident will not be issued a permit and if a waiting list for the resident's site exists the resident will forfeit the resident's position on the waiting list.
- 23.13** Only non-residents may use visitor-parking spaces. A resident, with or without a parking permit may not avoid a fine or towing by parking in a designated visitor space. Parking permits are only valid for the site for which the permits are issued. Residents visiting other sites must comply with the site's visitor parking requirements.
- 23.14** After implementation of the Parking Policy at a site a copy of the PHA parking policy shall be provided to each resident at the time of leasing for that site. A copy of site specific rules shall also be provided to each resident of the specific site. The PHA will mark designated parking areas as necessary with signage or other markings and post notices as appropriate or as required by law to advise residents and visitors of the PHA's parking policy and specific parking requirements, such as tow away zones, disabled and visitor parking areas.
- 23.15** The PHA will maintain a list of all registered vehicles and parking permits issued which will be periodically provided to PHA security. The PHA authorizes all City police officers designated as agents of the PHA to enforce the PHA's trespass policy to advise the PHA of violations of the Parking Policy and to issue warnings and parking violation fines and arrange on behalf of the PHA for the towing or removal of motor vehicles that violate the PHA's parking policy and/or site specific parking rules. The City Police may also enforce any City of Peoria Ordinances related to parking and motor vehicles.
- 23.16** All vehicles found on PHA property in violation of this parking policy or the site specific rules will be subject to being towed from PHA property at the owner's expense. Residents who violate the Parking Policy, in addition to having their vehicles towed, may be fined \$25.00 for each violation, may have their parking permit revoked, or may be subject to eviction for repeated violations of the Parking Policy which will be considered a material violation of the resident's lease agreement. PHA staff, security and the City of Peoria Police shall have the

authority to issue written or verbal warnings to Residents or others prior to having their vehicles towed or imposing fines or other adverse action against a resident or another person or vehicle. Residents who dispute any action that affects them as a result of the Parking Policy may grieve the PHA's action through the PHA's grievance procedure.

The Administration shall develop internal procedures for administering the Parking Policy including maintenance of waiting lists, maintaining current lists of parking permits issued, towing and notification procedures, design of signs and notices to residents."

Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
☐ Not applicable
☐ Private management
☒ Development-based accounting

- ☒ Comprehensive stock assessment
☐ Other: (list below)

3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

Other Information

[24 CFR Part 903.7 9 ®]

Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

- ☒ If yes, the comments are: (if comments were received, the PHA **MUST** select one)
Attached at Attachment (File name) ***Resident Comments***

☐ Provided below:

No written comments were received, but minutes from Resident Advisory Board meeting documents residents concerns. See Attachment PHA Advisory Board Meeting July 23 & September 13, 2001.

3. In what manner did the PHA address those comments? (select all that apply)

- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot

☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☒ Other (list)

Resident Commissioner appointed by the Mayor of City of Peoria.

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) ***City of Peoria, Illinois***

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 354,533.00

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X

C. FFY in which funding is requested FY2002

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Harrison Homes 3-2, 3-2 A, 3-3	761	
Robert Taft Homes	219	
Scattered Sites	118	
Sterling Towers East & West	196	
Pennsylvania Terrace	101	

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ **12 Months** _____ **18 Months** _____ **24 Months** X
Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$479,970.00	IL06DEP0030195	CLOSED OUT	8/14/1995	8/14/1997
FY 1996	\$480,500.00	IL06DEP0030196	CLOSED OUT	11/5/1996	11/5/1998
FY 1997	\$463,580.00	IL06DEP0030197	CLOSED OUT	12/4/1997	12/3/1999
FY1998	\$464,880.00	IL06DEP0030198	CLOSED OUT	12/4/1998	12/4/2000
FY 1999	\$319,134.00	IL06DEP0030199	\$ 62,137.38	12/4/1999	12/4/2001
FY2000	\$332,603.00	IL06DEP0030100	\$212,236.10	12/4/2000	12/4/2002
FY2001	\$354,533.00	IL06DEP0030101	\$354,533.00	12/4/2002	12/4/2004

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>2002</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	\$188,065.20
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$166,467.80
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$354,533.00

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9120 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators <i>*(See below)</i>
1.Employment of Security Personnel and Equipment			1/2002	1/2004	\$188,065.20		Evaluate decrease in crime
2.							
3.							

***Performance Indicators** – The PHA Safety and Security Force will evaluate the decrease in crime by comparing crime statistics for the last five years. Officers will contact a minimum of 75 residents in each development to discuss crime prevention activities.

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities *(See below)	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators *(See below)
1.Resident Aides	4	Entire HA	1/2002	1/2004	\$54,080.00		
2.School Liaison	1	Entire HA	1/2002	1/2004	\$28,186.50		
3.Van Driver	1	Entire HA	1/2002	1/2004	\$20,000.00		
4.Fringe Benefits	2	Staff	1/2002	1/2004	\$22,301.30		
5.Youth Sports/Educational Programs		Entire HA	1/2002	1/2004	\$32,400.00		
6.Travel & Supplies		Staff/R.A.	1/2002	1/2004	\$ 6,500.00		
7.Miscellaneous		Staff	1/2002	1/2004	\$ 3,000.00		

***Proposed Activities**

1. Hire PHA residents to assist staff with programs.
2. Conduct outreach efforts to residents to seek their participation to establish crime watch efforts.
3. Encourage residents to cooperate with the PHA's Security Force.
4. Schedule resident meetings to discuss crime prevention efforts.
5. Establish contact(s) with a variety of community services to solicit their participation and support.
6. Participate with other community agencies to recruit PHA youth into their programs.
7. Establish a goal to provide at least one positive activity for youth residing in PHA Developments.
8. Track youth school attendance and offer referral services to residents who have truancy problems, both to the truant child as well as make referrals to the City of Peoria's Project Target for the family.

***Performance Indicator**

- The PHA's Drug Prevention Programs will encourage residents to become involved in alternative programs that facilitate employment opportunities, education, sports activities, recreational services, along with various other anti-drug/violence activities and programs for youth and adults in developments. A program outcome evaluation will be completed at the end of the program. This will be done by a survey from our targeted population and by attendance documentation of the number of residents being served in our positive alternative programs.
- Develop programs and train residents as potential employees in the resident services areas and require them to participate in a Job Readiness Training Program and pursue educational advancement as a condition of employment.

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120	1	\$47,016.30	1	\$94,032.60
9130				
9140				
9150				
9160	1, 2, 3, 4, 5, 6	\$41,616.95	1, 2, 3, 4, 5, 6	\$83,233.90
9170				
9180				
9190				
TOTAL		\$88,633.25		\$177,266.50

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Attachments

PEORIA HOUSING AUTHORITY DECONCENTRATION POLICY

22.17 12.3 DECONCENTRATION AND INCOME MIXING POLICY

It is PHA's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, it may be necessary to skip families on the waiting list to reach other families with a lower or higher income. If necessary, the PHA will accomplish this procedure in a uniform and non-discriminating manner.

The Quality Housing and Work Responsibility Act of 1998 includes deconcentration goals, which are embodied in HUD's Final Rule on local housing authority plans (published December 22, 2000). The legislation establishes mechanisms to deconcentrate poverty and promote income mixing in public housing in order to avoid a concentration of low or high-income households within certain developments or within certain buildings within a development. The Act further allows for the use of incentives to correct disparities. Housing authorities must simultaneously meet income targeting and income-mixing goals while affirmatively furthering fair housing.

A. Requirements for local housing authorities:

HUD's final rule requires local housing authorities to determine which developments may be exempt from the requirement to deconcentrate poverty. Public housing developments that are exempt from the requirement to deconcentrate poverty and mix incomes are the following:

1. Public housing developments operated by a PHA with fewer than 100 public housing units;
2. Public housing developments operated by a PHA which house only elderly persons or persons with disabilities, or both;

3. Public housing developments operated by a PHA that operates only one general occupancy, family public housing development;
4. Public housing developments approved for demolition or for conversion to resident-based assistance; and
5. Public housing developments which include public housing units operated in accordance with a HUD-approved mixed-finance plan using HOPE VI or public housing funds awarded before the effective date of this rule, provided that the PHA certifies (and includes reasons for the certification) as part of its PHA Plan (which may be accomplished either in the annual Plan submission or as a significant amendment to its PHA Plan) that exemption from the regulation is necessary to honor an existing contractual agreement or be consistent with a mixed finance plan, including provisions regarding the incomes of public housing residents to be admitted to that development, which has been developed in consultation with residents with rights to live at the affected development and other interested persons.

For those developments that are determined to be subject to the requirement to deconcentrate poverty, a PHA must meet the statutory requirement to develop an admissions policy designed to provide for deconcentration of poverty and income mixing in covered developments identified to have a concentration of poverty. The PHA must undertake the following steps:

- a. Determine the average income of all families residing in all covered developments;
- b. Determine the average income of families in each covered development;
- c. Determine which developments are outside the established income range;
- d. Provide reasons to justify those developments that are outside of the established income range; and
- e. Create a policy for deconcentrating poverty and income mixing in developments where the income

profile is not sufficiently explained or justified in the PHA Annual Plan submission.

The following table represents the PHA's analysis as required by the final rule for deconcentration, taking into consideration guidance provided in the Office of Public and Indian Housing Notice PIH 2001-4.

PEORIA HOUSING AUTHORITY

Analysis for Deconcentration Strategy

What is deconcentration?

The Quality Housing and Work Responsibility Act of 1998 includes deconcentration goals, which are embodied in HUD's Final Rule on local housing authority plans (published December 22, 2000). The legislation establishes mechanisms to deconcentrate poverty and promote income mixing in public housing in order to avoid a concentration of low or high-income households within certain developments or within certain buildings within a development. The Act further allows for the use of incentives to correct disparities. Housing authorities must simultaneously meet income targeting and income-mixing goals while affirmatively furthering fair housing.

What are the requirements for local housing authorities?

HUD's final rule requires local housing authorities to determine which developments may be exempt from the requirement to deconcentrate poverty. Public housing developments that are exempt from the requirement to deconcentrate poverty and mix incomes are the following:

- Public housing developments operated by a PHA with fewer than 100 public housing units;
- Public housing developments operated by a PHA which house only elderly persons or persons with disabilities, or both;
- Public housing developments operated by a PHA that operates only one general occupancy, family public housing development;
- Public housing developments approved for demolition or for conversion to tenant-based assistance; and
- Public housing developments which include public housing units operated in accordance with a HUD-approved mixed-finance plan using HOPE VI or public housing funds awarded before the effective date of this rule, provided that the PHA certifies (and includes reasons for the certification) as part of its PHA Plan (which may be accomplished either in the annual Plan submission or as a significant amendment to its PHA Plan) that exemption from the regulation is necessary to honor an existing contractual agreement or be consistent with a mixed finance plan, including provisions regarding the incomes of public housing residents to be admitted to that development, which has been developed in consultation with residents with rights to live at the affected development and other interested persons.

For those developments that are determined to be subject to the requirement to deconcentrate poverty, a PHA must meet the statutory requirement to develop an admissions policy designed to provide for deconcentration of poverty and income mixing in covered developments identified to have a concentration of poverty. The PHA must undertake the following steps:

- (1) Determine the average income of all families residing in all covered developments;
- (2) Determine the average income of families in each covered development;
- (3) Determine which developments are outside the established income range;
- (4) Provide reasons to justify those developments that are outside of the established income range; and
- (5) Create a policy for deconcentrating poverty and income mixing in developments where the income profile is not sufficiently explained or justified in the PHA Annual Plan submission.

The following tables and illustrations of methods represent the Peoria Housing Authority's analysis as required by the final rule for deconcentration, taking into consideration guidance provided in the Office of Public and Indian Housing Notice PIH 2001-4.

Table 1: Determination of Status for Deconcentration by Development

Development Name	Project Number	Total Housing Units	Status for Deconcentration
Harrison Homes 3-2	IL06P003002	447	Income analysis required
Harrison Homes 3-2A	IL06P003002A	160	Income analysis required
Harrison Homes 3-3	IL06P003003	154	Income analysis required
Taft Homes	IL06P003004	219	Income analysis required
Pennsylvania Terrace	IL06P003005	101	Income analysis required
Sterling East	IL06P003005	101	Exempt
Sterling West	IL06P003007	95	Exempt
Scattered Sites	IL06P003009	30	Income analysis required
Scattered Sites	IL06P003010	30	Income analysis required
Scattered Sites	IL06P003011	30	Income analysis required
Scattered Sites	IL06P003012	28	Income analysis required
RiverWest	HOPE VI	200	Exempt

Discussion

An income analysis is required for a majority of the developments that the Peoria Housing Authority operates. Given that Harrison Homes 3-2, 3-2A and 3-3 are contiguous, HUD indicates in PIH 2001-4 that these covered developments may be analyzed as a whole rather than independently. Taft Homes and Pennsylvania Terrace will require an income analysis. Pennsylvania Terrace may not be excluded from the analysis due to a previous designation as elderly only. However, this may be used as an explanation if the analysis indicates a concentration of higher or lower incomes. Sterling East and West are exempt from the income analysis because they currently hold an elderly only designation. Each of the scattered sites developments (009-012) requires an income analysis because the sites are not contiguous. However, the size and location currently promote income deconcentration.

Table 2: Total Number of Occupied Units by Bedroom Size and Covered Development

Development Name	1 BR	2 BR	3 BR	4 BR	5 BR	Total Units
Harrison Homes	99	180	78	28	6	391
Taft Homes	47	102	52	10	3	214
Pennsylvania Terrace	57	0	0	0	0	57
Scattered Sites 009	0	0	26	3	0	29
Scattered Sites 010	0	0	27	3	0	30
Scattered Sites 011	0	0	26	3	0	29
Scattered Sites 012	0	0	25	2	0	27
Total	203	282	234	49	9	777

Table 3: Unit Size Adjustments Per HUD Notice PIH 2001-4/ Issued January 19, 2001

Unit Size	Bedroom (BR) Adjustment Factor
1	0.85
2	1.0
3	1.25
4	1.40
5	1.61

Discussion

The formula for income analysis focuses specifically on the average income of residents in the covered development, which we have computed by dividing the annual family income of residents in the covered development by the total number of occupied units. A tenant demographic report run on **April 11, 2001** was utilized to determine the total number of occupied units by covered development and bedroom size. According to the final rule at 903.2 (c)(1), the average income analysis for each covered development may be adjusted in accordance with procedures prescribed by HUD (Table 3).

Method 1: Determination of Average Income for Covered Developments Within Estimated Income Range

Development Name	Total Annual Income	Number of Units	Average Income	Within 85% of EIR?	Within 115% of EIR?
Harrison Homes	1,890,817.00	391	4,835.85	NO	
Taft Homes	1,178,199.00	214	5,505.61	YES	
Pennsylvania Terrace	516,524.00	57	9,061.83	NO	
Scattered Sites 009	271,098.00	29	9,348.21	NO	
Scattered Sites 010	334,188.00	30	11,139.60	NO	
Scattered Sites 011	219,993.00	29	7,585.97	NO	
Scattered Sites 012	236,692.00	27	8,766.37	NO	
Total	4,647,511.00	777	5,981.36	5,084.16	6,878.57

Method 2: Determination of Adjusted Average Income for Covered Developments Within Estimated Income Range as Influenced by Bedroom (BR) Adjustment Factor

Development Name	Average Income	BR Adjustment Factor	Adjusted Average Income	Within 85% of 115% of EIR?
Harrison Homes	4,835.85	1.05	4,605.58	NO
Taft Homes	5,505.61	1.06	5,193.98	YES
Pennsylvania Terrace	9,061.83	0.85	10,660.98	NO
Scattered Sites 009	9,348.21	1.27	7,360.80	NO
Scattered Sites 010	11,139.60	1.27	8,771.34	NO
Scattered Sites 011	7,585.97	1.27	5,973.21	YES
Scattered Sites 012	8,766.37	1.27	6,902.66	NO
PHA Wide Total	5,981.36	1.07	5,590.01	4,751.56 6,428.57

Data Source: Tenant Demographic Report April 11, 2001
Family Income Report April 11, 2001

Applicable Formulas

Formula To Determine Average Income for Each Covered Development

Total Annual Income/Total Number of Occupied Units

Formula To Determine PHA-Wide Bedroom Adjustment Factor for Occupied Units

$$\frac{[(\text{Total Number of One Bedroom Units} * 0.85) + (\text{Total Number of Two Bedroom Units} * 1.0) + (\text{Total Number of Three Bedroom Units} * 1.25) + (\text{Total Number of Four Bedroom Units} * 1.40) + (\text{Total Number Five Bedroom Units} * 1.61)]}{\text{Total Number of Units}}$$

Formula To Determine Bedroom Adjustment Factor for Each Covered Development

$$\frac{[(\text{Total Number of One Bedroom Units} * 0.85) + (\text{Total Number of Two Bedroom Units} * 1.0) + (\text{Total Number of Three Bedroom Units} * 1.25) + (\text{Total Number of Four Bedroom Units} * 1.40) + (\text{Total Number Five Bedroom Units} * 1.61)]}{\text{Total Number of Units}}$$

Formula To Determine PHA-Wide Adjusted Average Income As Influenced by Bedroom Adjustment Factor

$$[(\text{Total Annual Income} / \text{Total Number of Units}) / \text{PHA-Wide Bedroom Adjustment Factor}]$$

Formula To Determine Covered Development Adjusted Average Income as Influenced by Bedroom Adjustment Factor

$$[(\text{Total Annual Income} / \text{Total Number of Units}) / \text{Bedroom Adjustment Factor}]$$

Formula To Determine PHA-Wide Estimated Income Range (Between 85% and 115%)

[PHA-Wide (Adjusted) Average Income * .85]
[PHA-Wide (Adjusted) Average Income * 1.15]

What are the final results of the analysis required by the final rule for deconcentration?

The first method of determination analyzes average income for covered developments while the second method takes into consideration how adjusted average income for covered developments may be influenced by bedroom size.

Using the second method results in five covered projects for which the housing authority must sufficiently explain or justify a concentration of higher and lower-income families. Only Taft Homes and Scattered Sites 011 have adjusted average incomes that fall within the estimated income range established by HUD. Without appropriate explanation or justification, the housing authority will be required to create a specific plan to deconcentrate poverty and promote income mixing in these developments.

PEORIA HOUSING AUTHORITY
COMMUNITY SERVICE
AND
FAMILY SELF-SUFFICIENCY

SCOPE

The Community Services and Self-Sufficiency program is intended to assist residents in improving their own and their neighbors' economic and social well-being and give residents a greater stake in their communities. The PHA believes that this requirement will allow residents the opportunity to "give something back" to their community thereby facilitating upward mobility.

This provision requires all adult residents to perform either 8 hours of community service, participating in 8 hours of an economic self-sufficiency program, or performing a combination of both for a total of 8 hours per month.

GENERAL

In order to be eligible for continued occupancy, each adult family member, unless they are exempt from this requirement, must either (1) contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located, or (2) participate in an economic self-sufficiency program.

EXEMPTIONS

The following adult family members of public housing residents are exempt from this requirement:

- A. Family members who are 62 or older.
- B. Family members who are blind or disabled. Family members who are blind or disabled as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C.416(i)(1); (1382c)), and who certifies that because of this disability she or he is unable to comply with the service provisions of this subpart.
- C. Family members who are the primary caregiver for someone who is blind or disabled.
- D. Family members engaged in work activity as defined by section 407(d) of the Social Security Act (42 U.S.C. 607(d)). Those work activities as defined in section 407(d) are:
 - 1. Unsubsidized employment
 - 2. Subsidized private-sector employment
 - 3. Subsidized public-sector employment

4. Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available
 5. On-the-job-training
 6. Job-search and job-readiness assistance
 7. Community service programs
 8. Vocational educational training not to exceed 12 months with respect to any individual)
 9. Job-skills training directly related to employment
 10. Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency
 11. Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate.
 12. The provision of childcare services to an individual who is participating in a community service program
- E. Family members who are exempt from work activity under part A Title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program.
- F. Family members receiving assistance under a State program funded under part A Title IV of the Social Security Act or under any other State welfare program, including Welfare-To-Work and who are in compliance with that program.

Note: Stay at home parents are not included in the definition of exempt individuals.

NOTIFICATION OF THE REQUIREMENT

The PHA will provide to all public housing residents a notification that will advise families that their community services obligation will begin upon the effective date of their next annual reexamination. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the end of their annual lease term.

VOLUNTEER OPPORTUNITIES

Community service includes performing work or duties in the public benefit, either related or not related to the PHA, that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of the adult members of the household, or a management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The PHA will coordinate with social service agencies, District 150 and other local school systems, Peoria Park District, Peoria City and County Governments and the Human Resource Office in identifying list of volunteer community service positions.

Together with the resident advisory councils, the PHA may create volunteer positions such as hall monitoring, litter patrols and supervising and record keeping for volunteers.

The PHA will not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by PHA employees, nor should a resident performing community service replace a job at any location where residents perform activities to satisfy the service requirement.

THE PROCESS

At the next annual reexamination, prior to the expiration of the annual lease term and each annual reexamination thereafter, the PHA will do the following:

- A. Advise residents that all non-exempt adult family members must complete the PHA's community service requirements. .
- B. Advise the family of the process for how the PHA determines whether family members are subject to or exempt from the service requirement and the process for determining any changes to exempt or non-exempt status.
- C. Advise of the PHA's determination of which family members are subject to the service requirement and which family members are exempt. Pursuant to HUD regulations all PHA adult members must be provided a notice community service compliance even if the notice states that the residents have been determined to be exempt.
- D. Provide a list of volunteer opportunities to the family members.
- E. Provide information about obtaining suitable volunteer positions.
- F. Provide a volunteer time sheet to the family member. Instructions for the time sheet shall require that the individual must complete the form and have a supervisor date and sign for each period of work and provide the up to date and completed form to the PHA on a regular schedule as established by the PHA or upon request by the PHA.

- G. Assign family members to a Resident Services staff member or a volunteer coordinator who will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. The Resident Services staff member or volunteer coordinator will track the family member's progress monthly and will meet with the family member as needed to best encourage compliance.

NOTIFICATION OF NON-COMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT AND OPPORTUNITY FOR CURE

At least thirty (30) days before the family's next lease anniversary date, during each lease year in which a family or a family member is required to perform community service or participate in an economic self-sufficiency program, the Resident Services staff member or volunteer coordinator will advise the PHA whether each applicable adult family member is in compliance with the community service requirement and the PHA, will then review and determine whether each family member has been in compliance with the community service or economic self-sufficiency requirement. The PHA will notify at least thirty (30) days before the family's next lease anniversary date in writing any family found to be in noncompliance of the following:

- A. That the family member(s) has/have been determined to be in noncompliance including a description of the non-compliance;
- B. That PHA's determination of non-compliance is subject to the PHA's grievance procedure and the family may grieve the PHA's determination of non-compliance and also that the resident may exercise any available judicial remedy to seek timely redress for the PHA's non-renewal of the lease because of the PHA's determination of non-compliance; and
- C. That the lease will not be renewed at the end of the lease term, unless the tenant and any non-compliant family member(s) enters into a Compliance Agreement, before the expiration of the current lease term,. The Compliance Agreement will include the following:
 - A statement that the resident agrees to cure any non-compliance no later than the end of the next lease term.
 - Set forth the additional number of hours of services or activities needed to make up the total number of hours required over the 12 month lease term of the new lease and/or describe what other actions or documentation that will be necessary to demonstrate compliance, and
 - Include an assurance that all members of the family who are subject to the service requirement are currently complying with the service requirement, or
 - Provide a written assurance satisfactory to the PHA that the tenant or other non-compliant resident no longer resides in the unit.

If the family is determined to be in non-compliance, the PHA will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall

state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's commitment is made.

The volunteer coordinator will assist the family member to identify volunteer opportunities and will track the resident's progress in fulfilling the terms of the Compliance Agreement on a monthly basis.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement such will be grounds for non-renewal of the lease at the end of the 12 month lease term, but not for termination of tenancy during the course of the 12 month lease term.

NOTICE TO BE PLACED IN THE LEASE CONCERNING COMMUNITY SERVICE

The PHA's lease shall contain a statement that violation of the service requirement is grounds for non-renewal of the lease at the end of the twelve-month lease term, but not for termination of the tenancy during the course of the twelve-month lease term.

PEORIA HOUSING AUTHORITY
Advisory Board Meeting
July 23, 2001

Resident Advisory Board (RAB)

Earl Ross – Scattered Site
Leatha Shareef - Sterling Towers
Mary Ann Hall - Penn Terrace
Gerise Coleman - Taft Homes
Christine Lindsey - Harrison Homes
Tamika Edwards - Taft Homes
Deanna Douglas - Taft Homes
Yvonne Timothy - Taft Homes

Subject: River West

Question: Mary Ann Hall – Does it make sense to reduce affordable housing in one place (Warner) and then build more somewhere else?

Response: Bob McFall – The age and condition of Warner Homes made the development unattractive to potential residents.

Question: Mary Ann Hall – Are people going to want to move to River West when the neighborhood across MacArthur is still drug infested?

Response: Bob McFall – There are 260 people on the application list. People want to live there.

Subject: Resident Council Funding

Question: Earl Ross – How much funding is available for Resident Councils?

Responses: Dwight Johnson – This year we have \$25.00 per unit.

Bob McFall – Money will only go to active councils.

Question: Earl Ross – How much money is for the Advisory Board and Residents?

Response: Dwight Johnson – This year there was a little over \$8,000.00.

(**Note:* Discussions continue for some time about organization of and spending for Resident Councils, etc.)

Subject: Resident Employment

Question: Earl Ross – Under the new One-year plan, will there be new employment opportunities?

Responses: Bob McFall – We are continuing the Step-Up Program.

John Taylor – We have a Resident Aide Program, which employs four residents. The program also includes self-development and self-sufficiency activities.

Subject: Flat Rent

Question: Gerise Coleman – Why would Residents have to report to management every three years if one chooses the Flat Rate?

Response: John Taylor – Because of program regulations and because the unit price probably would have increased.

Question: Gerise Coleman – Can Residents return to the 30 percent formula if they no longer desire the Flat Rate Program?

Response: John Taylor – Yes.

Subject: Hope VI

Question: Christine Lindsey – Will Harrison Homes belong to PHA if it is renovated with Hope VI Funds or will some other company take it over like they did with River West?

Response: Bob McFall – We'll see. That site (River West) still belongs to us and that's going to happen the same way at Harrison.

The second meeting with RAB was held on September 13, 2001. This meeting was designed to receive and answer questions concerning the proposed 2002 Annual Plan.

PEORIA HOUSING AUTHORITY

Advisory Board Meeting

September 13, 2001

Again, the following are key questions asked by RAB members with the responses by PHA personnel.

Subject: Customer Satisfaction

Question: Regina Morgan – What is the base line?

Response: John Taylor – One has not been established yet. Prior surveys were not done in such a way that baselines could be established.

Subject: Expand the Supply of Assisted Housing

Question: Mary Ann Hall – What is the purpose of having DCFS related vouchers?

Response: Roszena Branch – This is for families that cannot get their children back unless they are being housed.

Question: Regina Morgan – Can we have DCFS vouchers in Public Housing?

Response: John Taylor – No.

(*Note: Without questions being asked, there was an extended discussion on transfers and our current Transfer Policy.)

(*Note: Without questions being asked there was lengthy discussion concerning the selling of Pennsylvania Terrace and the moving of residents to Sterling Towers and other sites.)

Subject: Resident Aides

Question: Mary Ann Hall – Is \$54,000 per year the salary that will be divided among four Aides?

Response: Dwight Johnson – I think that's only a portion of their income. Some will also come from the Conventional Budget.

Subject: Air Conditioners

Question: Tamiko Edwards – Do we have to pay \$10.00 for our air conditioners if we have taken them out of our windows?

Response: Roszena Branch – You are required to pay \$120.00 per year for use of air conditioners.

(***Note:** There were discussions concerning the proposed Excess Utilities Program.)

Subject: Ceiling Rents

Question Regina Morgan – Are ceiling rents phased out in 2002?

Response: John Taylor – No.

(***Note:** This was an inaccurate statement. Ceiling rents will be phased out in 2002.)

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number IL06P00350102 FFY of Grant Approval: (10/2002)

☒ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	- 0 -
2	1406 Operations	- 0 -
3	1408 Management Improvements	\$352,000
4	1410 Administration	\$329,666
5	1411 Audit	- 0 -
6	1415 Liquidated Damages	- 0 -
7	1430 Fees and Costs	\$198,500
8	1440 Site Acquisition	- 0 -
9	1450 Site Improvement	\$380,000
10	1460 Dwelling Structures	\$1,383,905
11	1465.1 Dwelling Equipment-Nonexpendable	\$269,600
12	1470 Nondwelling Structures	\$210,000
13	1475 Nondwelling Equipment	\$75,000
14	1485 Demolition	- 0 -
15	1490 Replacement Reserve	- 0 -
16	1492 Moving to Work Demonstration	- 0 -
17	1495.1 Relocation Costs	\$48,000
18	1498 Mod Used for Development	- 0 -
19	1502 Contingency	\$50,000
20	Amount of Annual Grant (Sum of lines 2-19)	\$3,296,661
21	Amount of line 20 Related to LBP Activities	- 0 -
22	Amount of line 20 Related to Section 504 Compliance	\$280,000
23	Amount of line 20 Related to Security	\$210,000
24	Amount of line 20 Related to Energy Conservation Measures	\$160,000

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA-WIDE	OPERATIONS 504 Accessible Office and Maintenance Building	1470	\$200,000
Il 3-02	Comprehensive Site Improvement	1450	\$360,000
IL 3-02 Harrison Homes	Comprehensive Modernization of interior and exterior buildings	1460	\$1,023,895
IL 3-09	Replace Siding and Windows	1460	\$40,000
IL 3-010	Replace Siding and Windows	1460	\$40,000
IL 3-011	Replace Siding and Windows	1460	\$40,000
IL 3-012	Replace Siding and Windows	1460	\$40,000

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>